



Grange Road, Carrville, DH1 1AL
3 Bed - House - Semi-Detached
£195,000

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Grange Road Carrville, DH1 1AL

* NO CHAIN * GREATLY EXTENDED * THREE RECEPTION ROOMS * LOVELY PRIVATE REAR GARDEN * DOWNSTAIRS WC AND USEFUL UTILITY ROOM *

Offered to the market with the benefit of immediate vacant possession is this extended, three-reception room family home, further enhanced by UPVC double glazing and gas-fired central heating.

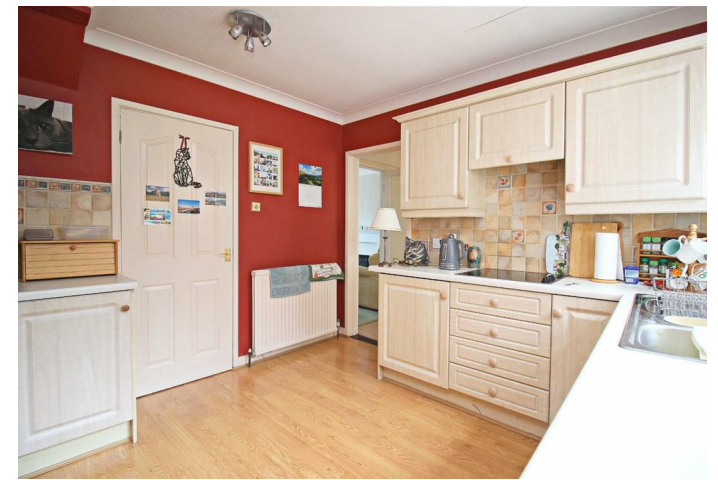
Situated on the traditionally popular Grange Road in the Carrville area on the outskirts of Durham City, this property provides convenient access to a range of local amenities, including shops, bus routes, and the park and ride. Commuters will appreciate the excellent connectivity via the A690 trunk road to Durham and Sunderland, as well as the A1(M) for travel both north and south.

The internal floor plan comprises: entrance porch, hallway, comfortable lounge, separate dining room, garden room, kitchen, large L-shaped utility, and downstairs WC.

On the first floor, there are three bedrooms and a family bathroom with a separate shower cubicle.

Externally, the front features a low-maintenance garden, driveway, and access to the garage with powerpoint. At the rear, there is a spacious, enclosed garden offering a good degree of privacy.

Early viewing is highly recommended for what is expected to be a very popular home.











GROUND FLOOR

Porch

Hallway

Lounge

14'5" x 13'5" (4.4 x 4.1)

Dining Room

10'2" x 9'2" (3.1 x 2.8)

Garden Room

10'9" x 8'2" (3.3 x 2.5)

Kitchen

10'5" x 10'5" (3.2 x 3.2)

Utility

11'5" x 10'2" (3.5 x 3.1)

Downstairs WC

Garage

16'4" x 7'10" (5 x 2.4)

FIRST FLOOR

Landing

Bedroom 1

13'5" x 11'1" (4.1 x 3.4)

Bedroom 2

11'5" x 11'1" (3.5 x 3.4)

Bedroom 3

10'5" x 8'10" (3.2 x 2.7)

Bathroom

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 9,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

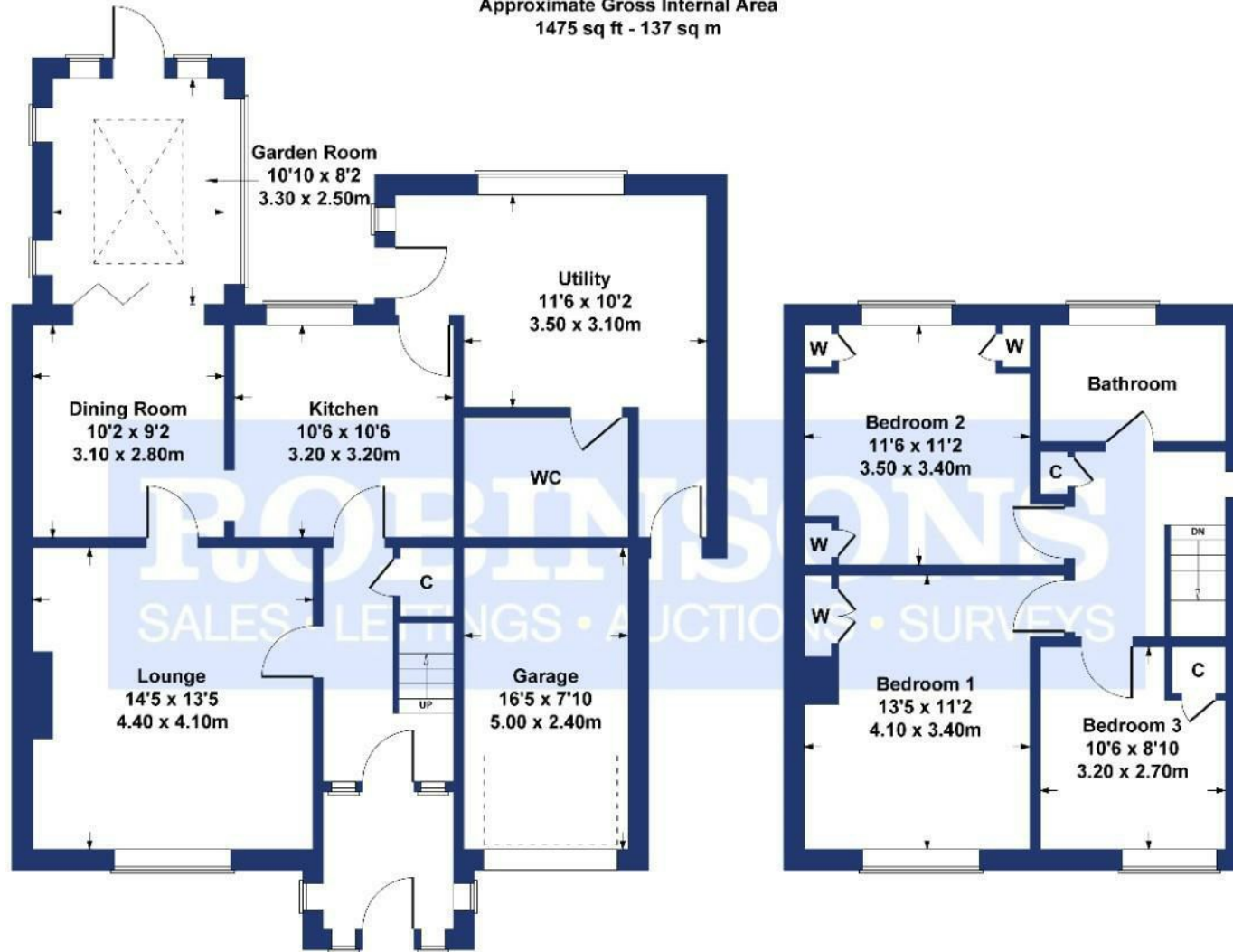
Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Grange Road

Approximate Gross Internal Area
1475 sq ft - 137 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

